067.0	0002	0007.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	912,100	/	912,100
USE VALUE:	912,100	/	912,100
ASSESSED:	912,100	/	912,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
74		RICHFIELD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BERKOBEN JOHN P--ETAL
Owner 2:	BERKOBEN DOROTHY B
Owner 3:	
Street 1:	74 RICHFIELD RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .149 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1933, having primarily Brick Veneer Exterior and 2272 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 2 HalfBaths, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6486.000	477,200	4,700	430,200	912,100
Total Card	0.149	477,200	4,700	430,200	912,100
Total Parcel	0.149	477,200	4,700	430,200	912,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 401.45 | /Parcel: 401.45

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	42803
GIS Ref	
GIS Ref	
Insp Date	11/15/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 067.0-0002-0007.0

!5721!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	477,200	4700	6,486.	430,200	912,100		Year end	12/23/2021
2021	101	FV	462,500	4700	6,486.	430,200	897,400		Year End Roll	12/10/2020
2020	101	FV	462,300	4700	6,486.	430,200	897,200	897,200	Year End Roll	12/18/2019
2019	101	FV	361,700	4700	6,486.	399,500	765,900	765,900	Year End Roll	1/3/2019
2018	101	FV	361,700	4700	6,486.	399,500	765,900	765,900	Year End Roll	12/20/2017
2017	101	FV	361,700	4700	6,486.	350,300	716,700	716,700	Year End Roll	1/3/2017
2016	101	FV	361,700	4700	6,486.	319,600	686,000	686,000	Year End	1/4/2016
2015	101	FV	352,800	4700	6,486.	282,700	640,200	640,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	02:39:22

LAST REV

Date	Time
06/16/21	09:12:18

danam

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5721

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	13463-504		6/1/1978		88,000	No	No		Y

USER DEFINED

Prior Id # 1:	42803
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/6/2019	824	New Wind	10,210	C				
6/24/2014	736	Re-Roof	17,780					

ACTIVITY INFORMATION

Date	Result	By	Name
11/15/2018	MEAS&NOTICE	BS	Barbara S
7/1/2014	External Ins	PC	PHIL C
12/16/2008	Meas/Inspect	163	PATRIOT
4/19/2000	Inspected	270	PATRIOT
10/6/1999	Mailer Sent		
10/6/1999	Measured	163	PATRIOT
7/28/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6486		Sq. Ft.	Site		0	70.	0.95	12									430,207						430,200	

Total AC/HA:	0.14890	Total SF/SM:	6486	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	430,207	Spl Credit		Total:	430,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	1 Total: 1
Foundation:	3 - BrickorStone
Frame:	1 - Wood
Prime Wall:	8 - Brick Veneer
Sec Wall:	%
Roof Struct:	2 - Hip
Roof Cover:	1 - Asphalt Shgl
Color:	BRICK
View / Desir:	

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1933	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:	%		
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	%		
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		31 %

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.10875559
Const Adj.:	1.02979398
Adj $ / SQ:	148.433
Other Features:	95000
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	691572
Depreciation:	214387
Depreciated Total:	477184

COMMENTS

WALK UP ATTIC. HBTH IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs: 8	BRs: 4	Baths: 1	HB 2

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

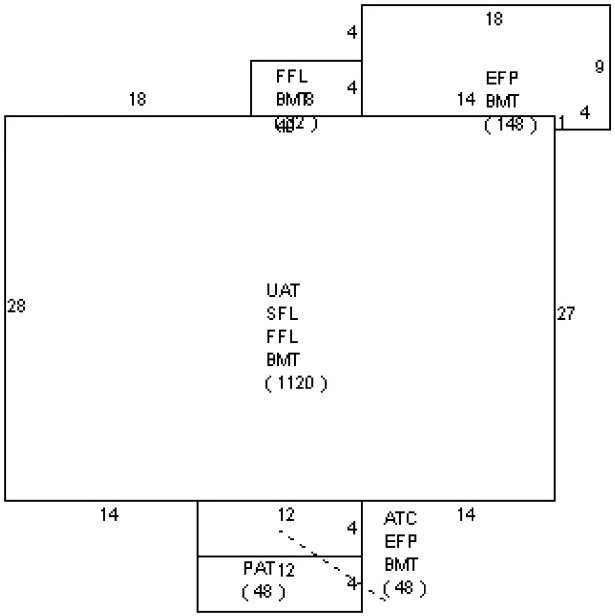
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	197.42
Special Features:	0	Val/Su Net:	114.68
Final Total:	477200	Val/Su SzAd	208.49

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,348	44.530	60,026
FFL	First Floor	1,152	148.430	170,994
SFL	Second Floor	1,120	148.430	166,245
UAT	Upper Attic	280	59.370	16,624
EFP	Enclos Porch	196	42.340	8,299
PAT	Patio	48	6.180	297
ATC	Attic	17	148.430	2,494

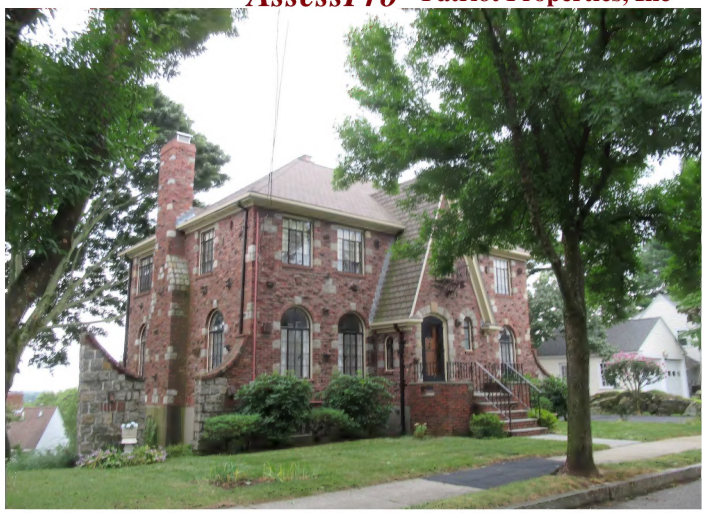
Net Sketched Area:	4,161		Total:	424,979	
Size Ad	2288.8	Gross Area	5032	FinArea	2272

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 067.0-0002-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X19	A	AV	1933	21.93	T	40	101			4,700			4,700

More: N	Total Yard Items:	4,700	Total Special Featues:		Total: 4,700